

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY-LAW NO. 2017- 60

Being a By-law to amend By-law No. 2012-35 as amended

WHEREAS By-law No. 2012-35 as amended regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Township of Edwardsburgh/Cardinal passed By-law 2016-86, being an Interim Control By-law, on December 12, 2016, as outlined in Section 38 of the Planning Act, to review the MCR zone regulations;

AND WHEREAS the Community Develop Committee recommended on September 5, 2017 to amend By-law No. 2012-35 as amended to create a commercial zone within the Villages of Spencerville and Cardinal to implement the policies of the Official Plan which limit residential uses to only be permitted when they are associated with commercial development;

AND WHEREAS the Community Develop Committee recommended on October 2, 2017 that the Public Meeting for the proposed By-law be scheduled;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal deems it advisable to amend By-law No. 2012-35 as amended as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of The Township of Edwardsburgh/Cardinal enacts as follows:

1. That the Table of Contents be amended to add a new subsection following 7.4 as follows:

“7.5 Main Street Commercial (MC)”

2. That’s Section 5.2 be amended to add the following immediately after the words “Rural Commercial.....RC”:

“Main Street Commercial.....MC”

3. That the following be added following Section 7.4:

“7.5 Main Street Commercial (MC)

No person shall use any land or erect, alter or use any building or structure in the Main Street Commercial (MC) zone except in accordance with the following provisions:

(a) Permitted Uses

Antique or Craft Shop
Assembly Hall
Auction Room
Auto Repair Garage
Automobile Service Station
Automobile Service station
Bakery
Bank
Bar
Barber Shop
Beauty Salon

Bus Depot
Butcher Shop
Catering Establishment
Cinema
Clinic
Club
Convenience Store
Custom Workshop
Day Nursery
Dry Cleaning and Laundry Establishment
Eating Establishment
Farmers' Market
Fire Station
Flea Market
Florist
Funeral Parlour
Garden Centre
Gas Bar
Hotel
Laundromat
Municipal Administration Building
Office
Outdoor Café
Parking Area
Personal Service Establishment
Pet Shop
Place of Amusement
Place of Assembly
Post Office
Printing and Publishing Establishment
Private Club
Professional Offices
Public Utility Installation
Public Park
Recreational Commercial Establishment
Restaurant
Restaurant, Take-out
Retail Store
School, Commercial
Seasonal Outdoor Display and Sales Area
Seniors' Non-Residential Care Facility
Service Outlet
Studio
Taxi stand
Textile Shop
Theatre
Veterinary Clinic
Video Rental Outlet
Vocational Training Centre
Workshop
Accessory Uses to the Foregoing
Apartment Units in an upper storey of a Non-Residential building

(b) Zone Requirements

Minimum Lot Area:

Full Service 465 sq.m (5,005 sq.ft.)

Partial Services 700 sq.m (7,535 sq.ft.)

Minimum Lot Frontage:

Full Service 15 m (49.2 ft)

Partial Services 18 m (59.1 ft)

On-Site Services 30 m (98.4 ft)

Yard Requirements:

- Front Yard Minimum 1 m (3.28 ft.)
- Front Yard Maximum 6 m (19.7 ft.)
- Interior Side Yard Minimum 0 m (0 ft.)
- Interior Side Yard Maximum 3 m (9.84 ft.)
- Exterior Side Yard Minimum 1 m (3.28 ft.)
- Exterior Side Yard Maximum 3 m (9.84 ft.)
- Rear Yard Minimum 6 m (19.7 ft.)

Maximum Building Height:

- Main Building 15 m (49.2 ft.)
- Accessory Building 6 m (19.6 ft.)

Maximum Lot CoverageNo maximum, subject to the above provisions

(c) Additional Provisions

[i] More Than One Use

A building located within the MC zone may encompass one or more of the permitted uses.

[ii] More Than One Building

More than one building on a lot is permitted in the MC zone. Maximum front yard requirements will only apply to those buildings having direct frontage onto a street.

Buildings located at the rear of lots shall be subject to all other yard requirements.

[iii] Apartment Units

There shall be no set limits on the number of apartment units permitted on an upper floor within a non-residential use building, so long as all other zoning requirements and the provisions of the Building Code are complied with.

[iv] Screening or Buffering

Within the MC zone, there shall be no screening or buffering between buildings or uses along the main street sidewalks.

Screening in the form of landscaping and/or fencing between commercial and residential uses, or between a commercial use and a residential zone, shall be confined to the rear of the lot.

(d) Exception Zones

[i] MC-1, 5 Centre St., 16 Spencer St.[By-law 93-11]

Despite the provisions to the contrary, on lands zoned MCR-1 the following provisions shall apply:

- Minimum Lot Area.....390 m² [4,198sq.ft.]
- Minimum Lot Frontage18m [59.1ft.]

Yard Requirements:

- Front Yard Minimum 0m [0ft.]
- Rear Yard Minimum 0m [0ft.]
- Side Yard Minimum 0m [0ft.]
- No. of Required Parking Spaces..... 3

[ii] MC-2, 205 Bridge Street East, Lot 316, Plan 25 Village of Cardinal [By-law 89-23/94-11/2004-38]

Despite the provisions to the contrary, on lands zoned MCR-2, the following provisions shall apply:

Minimum Rear Yard 9.0 m (29.5 ft.)
Minimum No. of Parking Spaces 8
Permitted uses shall include an Automobile Sales Establishment as defined under Section 3 of the Zoning By-law.

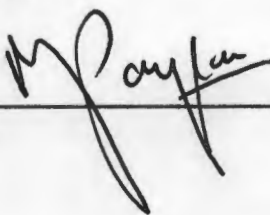
Additional Provisions:

Notwithstanding the provisions of this By-law, no more than 10 vehicles may be stored on this property with the intent to sell at any time.

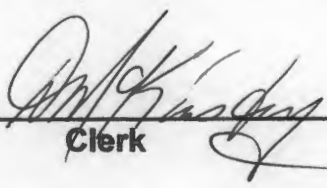
2. By-law No. 2012-35 as amended is hereby amended as follows:
 - (a) The area shown on Schedule 'A' and Schedule 'B' to this By-law as indicated by the shaded tone shall henceforth be zoned as MC;
 - (b) Schedule 'B' and 'C' of By-law No. 2012-35 as amended are hereby amended in accordance with the provisions of this By-law.
3. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34 (21) of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time in open Council this 27th day of November, 2017.

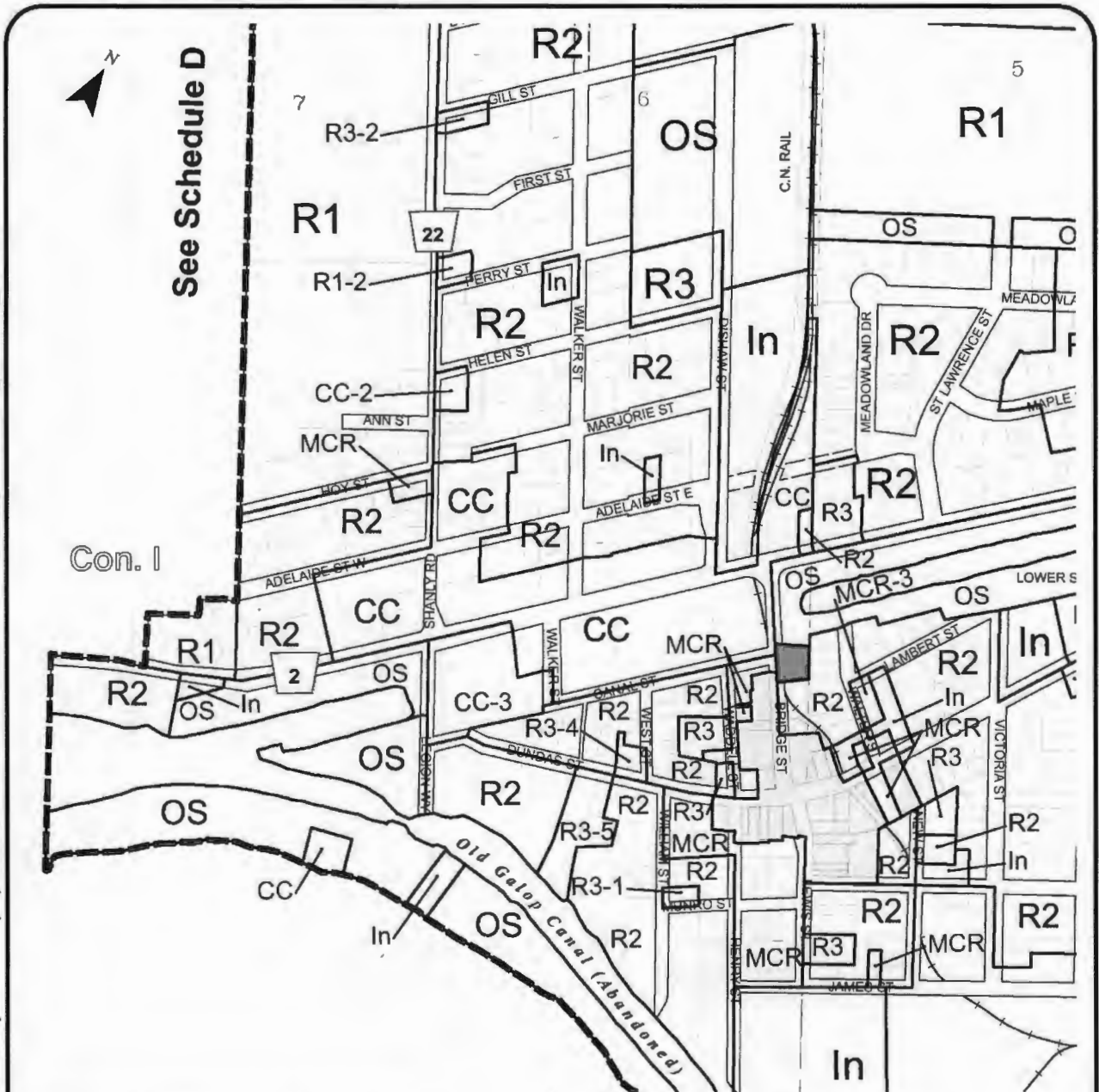
Read a third and final time, passed, signed and sealed in open Council this 27th day of November, 2017.



Mayor



Clerk



See Schedule D

Con. I

Area(s) Affected by this By-law

- Main Street Commercial (MC)
- Main Street Commercial - Special Exception 2 (MC-2)

Certificate of Authentication

This is Schedule "A" to By-law No. 2017-60 passed this 27 day of November 2017.

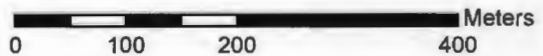
[Signature]
Mayor

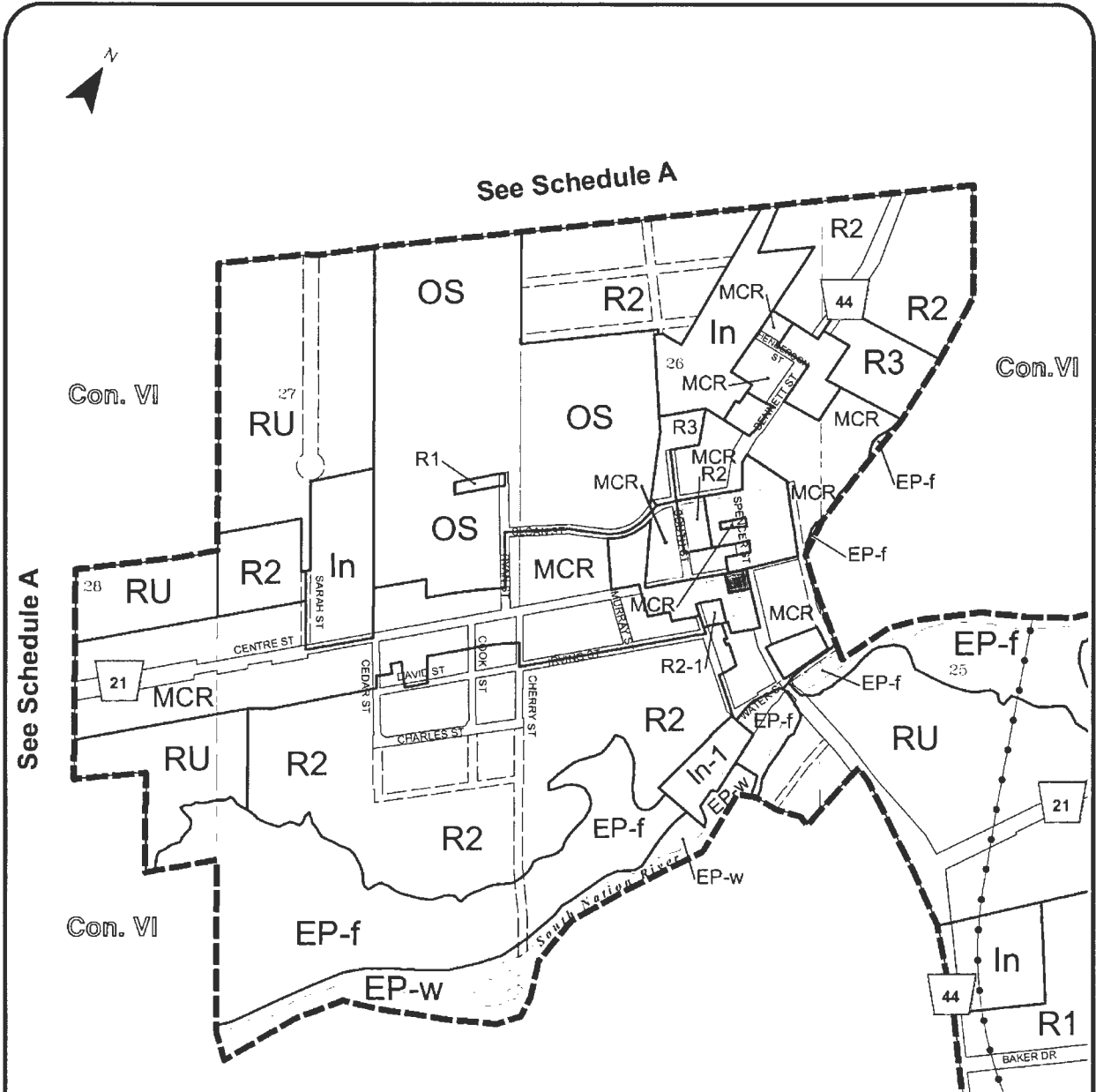
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Clerk

Schedule "A" to By-law No. 2017-60

Village of Cardinal
Township of Edwardsburgh/Cardinal

Prepared: September 27, 2017
Scale: 1:6,000



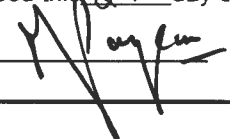


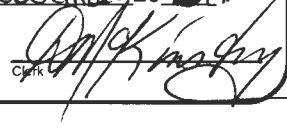
Area(s) Affected by this By-law

- Main Street Commercial (MC)
- Main Street Commercial - Special Exception 1 (MC-1)

Certificate of Authentication

This is Schedule "A" to By-law No. 2017-69 passed this 27 day of November, 20 2017.





Mayor Clerk

Schedule "B" to By-law No. 2017-60

Village of Spencerville
Township of Edwardsburgh/Cardinal

Prepared: November 3, 2017
Scale: 1:7,500

